

**HISTORIC DISTRICT COMMISSION  
MINUTES OF MEETING  
DECEMBER 2, 2010**

Town of Bedford  
Bedford Town Hall  
Lower Level Conference Room

**PRESENT:** William Moonan, Chair; Karen Kalil-Brown, Clerk; Lorrie Dunham

**ABSENT:** Carol Carlson; Alan Long; Kevin Latady

Mr. Moonan introduced himself and read the emergency evacuation notice.

**PRESENTATION:** Ms. Kalil-Brown read the notice of the hearing.

**PETITION #004-11** – First Church of Christ Congregational, 25 Great Road, for sign illumination.

Kate Trigg, from the Stewardship Committee of the First Church of Christ Congregational, greeted the Board and explained that she was here approximately one year ago for approval of a new freestanding sign for the church. She said the Church would now like to illuminate that sign with two small ground floodlights, similar in style to the illumination for the Unitarian Church on the Town Common. She stated that the illumination will be under 75 foot lamberts, which is in keeping with the requirements of the Bedford Sign By-Law.

There was discussion about the size and style of the lighting fixture.

Ms. Kalil-Brown asked whether there would be any plantings to camouflage the light fixtures. Ms. Trigg said there are no plantings there right now, since the sign is so new, but she would be happy to put in some plantings. Mr. Moonan said they would be most appreciative if there were something there to hide the light; he said the Commission typically prefers some kind of low boxwood, such as an evergreen. Ms. Trigg said she would like to see plantings there anyway, so she has no problem agreeing to that. She added that since she is on the Stewardship Committee she can ensure that this will happen.

**MOTION:**

Ms. Kalil-Brown moved to approve the illumination of sign for First Church of Christ Congregational, at 25 Great Road, the light as specified in Exhibit A, a 150 watt bulb not to exceed 75 foot lamberts. Once the light is installed, it will be “hidden” with low evergreens such as a boxwood.

Ms. Dunham seconded the motion.

Voting in favor: Moonan, Kalil-Brown, and Dunham  
Voting against: None  
Abstained: None

The motion carried unanimously, 3-0-0.

**PRESENTATION:** Ms. Kalil-Brown read the notice of the meeting.

**PETITION # 005-11** – Atelier on Bedford Common, 24 South Road, for new signage and walkway, paving, painting, and landscaping.

Lisa Freed, from Brown and Brown, PC, introduced herself and introduced Marlene Adelmann, the potential owner of Atelier on Bedford Common. Ms. Freed stated that 24 South Road is a residential home, technically a two-family, which the applicant hopes to turn into a retail shop to sell homemade crafts and trinkets. She said there are several things that Ms. Adelmann would like to do to the property, all of which are detailed in the cover letter in the application (see attached). Ms. Freed explained that there is a mockup of the sign in the application packet, but they are still not sure whether it will be a freestanding sign or a wall sign, and it may in fact be a sign that juts out parallel to the house; she said that tonight's meeting is more of a preliminary hearing anyway, so they will bring back the final sign details upon their return.

Ms. Freed said although this meeting is mainly a general discussion, there are two small items that they would like to have voted on tonight. The first is the approval of black architectural shingles for the roof. She showed a sample of the shingles, from the company Landmark Woodscape. Mr. Moonan said the Commission has no problem with architectural shingles and those shingles are quickly becoming a standard in the District. He said that, at the next HDC meeting, the Commission members will be taking a vote to allow architectural shingles as of right, without needing a hearing, but he would like to call for a motion to approve them tonight.

**MOTION:**

Ms. Kalil-Brown moved to approve replacement roof shingles for 24 South Road. Shingles to be Landmark Woodscape Premium Shingles in Moire Black or Max Def Moiré Black.

Ms. Dunham seconded the motion.

Voting in favor: Moonan, Kalil-Brown, and Dunham  
Voting against: None  
Abstained: None

The motion carried unanimously, 3-0-0.

Mr. Moonan noted that the other item on the application that can be dispensed with quickly is the removal of the maple tree. He said this tree is on the south side of the property, between the house and Salon Giovanni next door. He noted that the tree is unattractive and he knows from past conversations with Mr. Giovanni that it is digging into the foundation of the house and causing water to enter the basement. The Commission members all agreed that they had no problem with the removal of this tree.

**MOTION:**

Ms. Kalil-Brown moved to approve the removal of tree along south property line at 24 South Road, as shown on Exhibit A.

Ms. Dunham seconded the motion.

Voting in favor: Moonan, Kalil-Brown, and Dunham

Voting against: None

Abstained: None

The motion carried unanimously, 3-0-0.

Mr. Moonan explained that he attended the Planning Board meeting two nights prior, at which this application was heard for the site plan approval. He said that the Planning Board and various other Town departments have found problems with the proposed site plan, so he doesn't think it is wise to make any other official approvals tonight; instead, he would like to have a general discussion about the site and some potential changes made to it.

Mr. Moonan commented that the HDC cannot approve anything that doesn't comply with the Zoning By-Law, so the handicapped accessibility at the front of the building will have to be worked out and approved by the Code Enforcement Officer before the HDC can approve steps or a ramp. He said that the sign in the packet looks very nice, but they will, as Ms. Freed pointed out, need to provide details of the sign, such as dimensions and materials. He said the Commission typically prefers wooden signs, although on occasion exceptions can be made. Ms. Kalil-Brown added that the Board also allows MDO, a material that should be common to any sign manufacturer.

Mr. Moonan says that he sees on the plot plan that the applicants are proposing to remove the garage, but it is not mentioned in the cover letter and not listed in the legal advertisement, so the garage would have to be a newly advertised hearing. He said that, as far as the pavers are concerned, he likes the look of them but feels there is too much of it; he said if the applicant was planning to put seating or merchandise carts there, some more grass would look nicer. Mr. Moonan noted that the flowers and landscaping will also appear more visible with less paving. He said benches could also look attractive for seating, and the proposed window boxes will probably look very attractive as well. He noted that the windows are all two over two, in the style popular when the house was built, and he would urge the applicant not to change that style.

Mr. Moonan concluded by stating that this is the start of a very good application and the Board can make formal votes on these items once the site plan is completed to the Town's satisfaction. He stressed that he is only speaking for himself with these comments, and encouraged the other members to add any of their ideas.

Ms. Dunham said she agreed with all of the things that the Chairman had said, and believes the property will look very nice when the work is done. Ms. Kalil-Brown agreed as well.

Mr. Moonan opened the hearing to the public.

George Swallow, of 20 South Road, said he supports this application and think these changes will look very nice. He said he wondered whether the proposed bicycle rack might look better at the back of the house than at the front. The applicants agreed that this was a good idea and would look into it. Mr. Swallow noted that there is also some concern about water runoff from the applicant's property into his own, since the paving will butt right up against his yard. Ms. Freed said they would take steps to ensure that there is no water runoff.

Robert Slechta, a resident of 101 Wilson Road and a former HDC member, said that some records may state that the house at 24 South Road was built in 1875 but it was actually built much earlier than that; it was built by Joshua Page, one of the three most influential and important builders in Bedford's history, in 1839. Mr. Slechta talked about the history of the area and the house in particular, noting that the house is integral to Bedford's history and the center of Town. He said he hopes the applicants will keep this in mind when they make any changes to the site. He concluded by asking why the applicants were requesting such an extensive paved patio area. Ms. Adelman replied that they were hoping to make it look a bit less residential and more like a business, although from what she is hearing from the Commission tonight, they will make a point to scale the paving back.

Mr. Moonan noted that colors have not been mentioned at this meeting, but he understands that the applicants are hoping to paint the house a color similar to Old Town Hall. Ms. Freed said that is correct. Mr. Moonan said he wouldn't imagine that the Commission would have any objection to that, but he does want to approve everything in one lump sum the next time the applicants appear.

The applicants thanked the HDC members for their time. Mr. Moonan wished the applicants luck with the project and wished them a happy holiday.

**MOTION:**

Ms. Kalil-Brown moved to adjourn the meeting.

Ms. Dunham seconded the motion.

Voting in favor: Moonan, Kalil-Brown, and Dunham  
Voting against: None  
Abstained: None

The motion carried unanimously, 3-0-0.

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William Moonan, Chairman                      Date

Respectfully Submitted,

Scott Gould  
HDC Assistant

Attachments:

--Cover letter submitted with 24 South Road application.